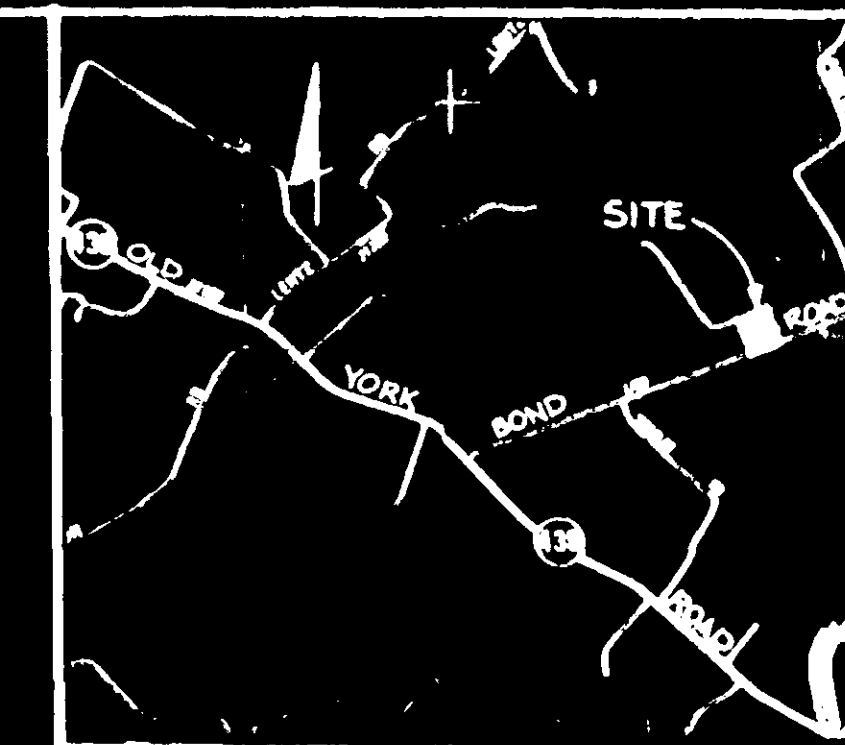


ZONING VARIANCE NOTE:
THE VARIANCE BEING PETITIONED BY WAY OF THIS PLAT RELATES TO THE CURRENT ZONING REGULATIONS IN SECTION 1A01.3 B.B. TO PERMIT A 26' FRONT SETBACK AND A 48' STREET CENTERLINE SETBACK IN LIEU OF 35' AND 75', RESPECTIVELY FOR EXISTING DWELLING; AND 400.3 TO PERMIT A HEIGHT OF 28' IN LIEU OF 15' FOR AN ACCESSORY STRUCTURE, EXISTING BARN.

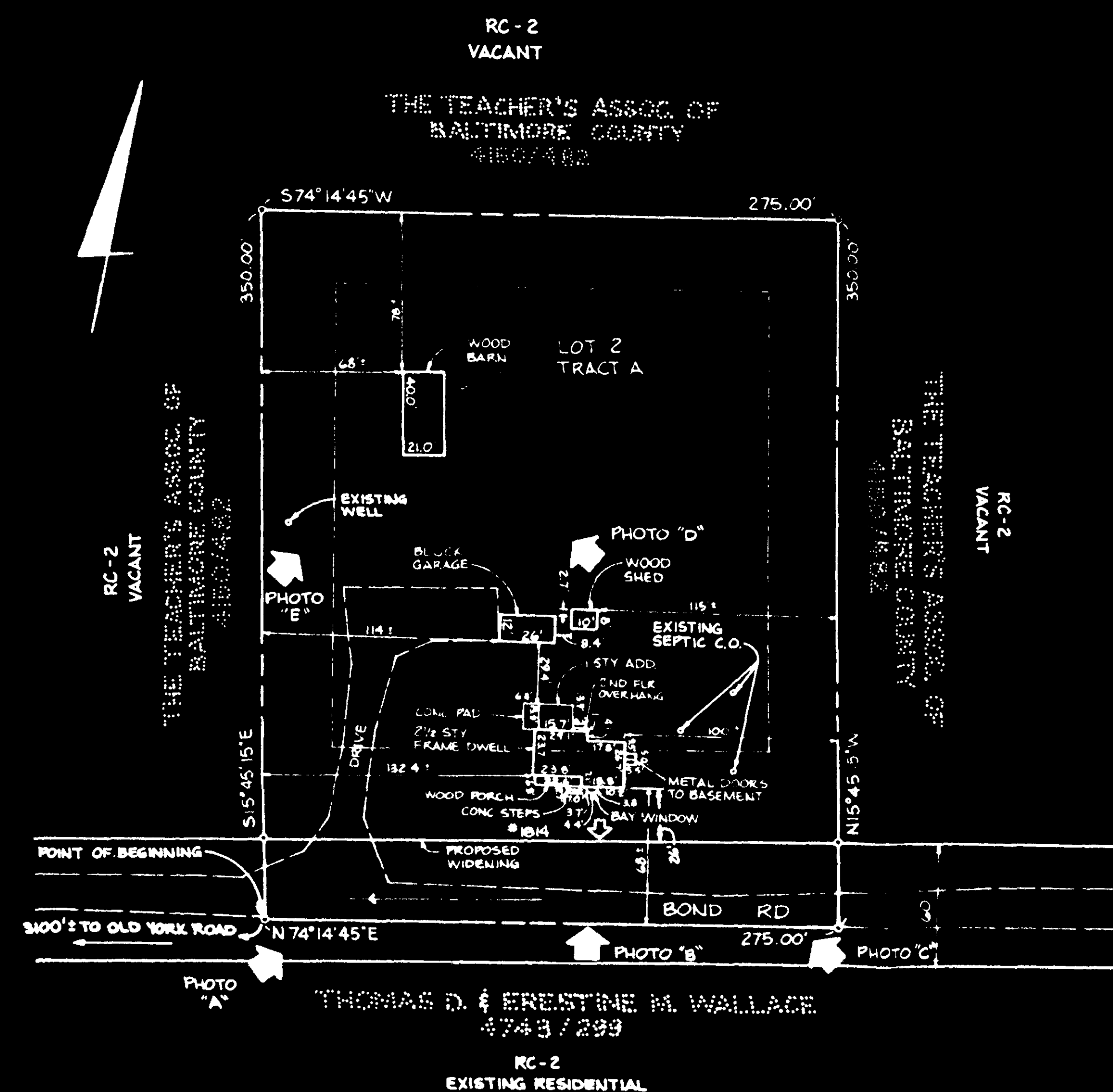


VICINITY MAP
SCALE: 1" = 2000'

SITE DATA

LOT AREA: 2,209 AC. ± / 96,250 SF. ±
EXISTING ZONING: RC-2
COUNCILMANIC DISTRICT: 3
UTILITIES: WATER - PRIVATE WELL
SEWER - PRIVATE SEPTIC SYSTEM
EXISTING USE: RESIDENTIAL
TAX ACCOUNT NUMBER: * SEE NOTE BELOW
TAX MAP: 8-GRID 1: PARCEL
DEED REFERENCE: * SEE NOTE BELOW
PROPERTY DOES NOT LIE IN THE CHESAPEAKE BAY CRITICAL AREA.

* OWNERSHIP NOTE:
1814 BOND ROAD WAS RECENTLY SUBDIVIDED THROUGH A MINOR SUBDIVISION IN ORDER TO CONVEY THE PROPERTY TO THE NEW OWNER. THE NEW RECORDING AND TAX ACCOUNT INFORMATION IS NOT YET AVAILABLE, BUT WILL BE SUPPLIED WHEN IT IS AVAILABLE.



REVISIONS
1 5-24-94 REVISED PER PRE-FILING CONFERENCE COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 109, JEFFERSON BLVD., TOWSON, MD. 21204
PHONE 823-3535

OWNER
SAMUEL J. & JENNIFER H. REIDER
1814 BOND RD.
PARKTON, MD. 21120

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE
1814 BOND ROAD

7TH ELECTION DISTRICT BALTO. CO., MD.
SCALE 1" = 50' DES. BY: N/A
DATE: 5-20-94 DRN. BY: J.M.C. SHT. 1 OF 1

93052

GENERAL COMMENTS: (Con't)

HIGHWAY COMMENTS:

- Bond Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way. RIGHT-OF-WAY IS ACCEPTABLE
- The Developer is responsible for the preparation of the right-of-way for, and the dedication of any widening and slope easements along the existing road frontage of the subdivision, at no cost to the County.
- The Developer is responsible for the grading of the widening to the proposed cross-section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The entrance locations are subject to approval by the Bureau of Traffic Engineering.
- Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 10 feet in width per lot where two or more lots are involved. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.
- Covenants must be recorded prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.
- Panhandle entrances shall conform to Baltimore County's design for a "typical Panhandle Driveway Entrance from Road without Curb".
- Intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Page 2

Minor Subdivision Review Comments

HIGHWAY COMMENTS: (Con't)

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

- The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the dedicating in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.
- ✓ The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.
- Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.
- ✓ Floodplain studies will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.
- In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.
- The Developer must furnish the Bureau of Public Services with a floodplain study containing the following information:
 - a. A map of scale 1" = 200', for the entire drainage area which contributes to the open stream, including a tabulation of flow

Page 3

Minor Subdivision Review Comments

STORM DRAINS AND SEDIMENT CONTROL COMMENTS: (Con't)

- quantities. Hydrology computations shall be in accordance with the June, 1986 version of TR55.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1" = 5' horizontal to 1" = 5' vertical scale.
- c. A profile of the stream.
- d. A plan with the location of the field run cross-sections indicated.
- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U.S. Corps of Engineers Computer Program HEC-2."
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location), with estimated construction costs included, to verify his selection.
- g. The stream is to be cleared of all fallen trees, stumps and debris.
- ✓ In accordance with Bill No. 56-82, filling within a flood plain is prohibited.
- The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations.
- The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
- ✓ The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.
- ✓ In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

Page 4

Minor Subdivision Review Comments

STORM DRAINS AND SEDIMENT CONTROL COMMENTS: (Con't)

WATER AND SANITARY SEWER COMMENTS:

- ✓ Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with the Department of Environmental Protection and Resource Management requirements. A water appropriation permit must be approved prior to signature on the record plat.
- ✓ Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Environmental Protection and Resource Management requirements.

House on Tract B lot 1 must be moved out of the swale.

Robert W. Bowling
Robert W. Bowling, P.E.
Senior Engineer
Development Plan Review

cc: File

MINORS/PB_MINOR

Page 5

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: Feb 10, 1994

Mr. McDaniel - Strategic Plan, Development Review (3)
Mr. Richards - ZADM, Development Control
Ms. Rocks - ZADM, Street Names & House Numbers
Capt. Baull
Mr. Goodman - Rec & Parks
Mr. Wirth - SWM (2, Pre-App Permit Only)
Mr. Wilson - W&S
Mr. Stewart - CDD
✓ Mr. Bowling - DCR (3) + Robee Family N/C 2/15
Mr. Weiss - Sanitation
Mr. Beaumont - Office of Law, Real Estate
Mr. Small - CEA
Mr. Butcher - CAP

FROM: Donna K. Dennis
ZADM

SUBJECT: Project Name: Tract A Prop Tract A
Project No.: 94-475-A
District: 7-33
Engineer: Apelmann, Larson & Assoc. Inc.
Phone No.: 833-3535

ACTION REQUESTED: ☒ Panhandle Minor CRG Plan Review
☒ Minor Subdivision Review
☐ Pre-Approved Building Permits

Please provide separate comments for Building Permits.
NOTE: Please detail any comments where permit cannot be approved, but subdivision approval is acceptable.

Please review the attached plan for compliance with current regulations and return comments to our office by March 3, 1994. If you have no comments or do not need to review this plan, please indicate by placing your initials here. NONRESPONSIVENESS BY THE FOREMENTIONED DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

RECEIVED
FEB 14 1994

SOW:scj
SUBDIV.DIS (TXTSOPH)
Revised 7/23/93

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 3, 1994

TO: Samuel and Jennifer Reider
1814 Bond Road
Pakton, Maryland 21120

Re: CASE NUMBER: 94-475-A (Item 469)
1814 Bond Road
NW/SE Bond Road, 1300' E of c/l Old York Road
7th Election District - 3rd Councilmanic

NOTICE OF CASE NUMBER ASSIGNMENT

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact me with this office regarding the status of this case should reference the case number and be directed to 897-3391. This notice also serves as a refresher regarding the administrative process.

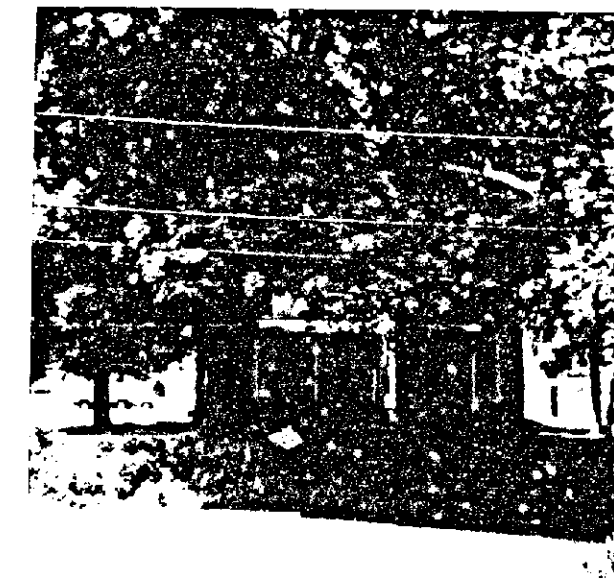
- 1) Your property will be posted on or before June 5, 1994. The closing date (June 20, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (either due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

cc: Joseph L. Larson

Printed with Software Ink
on Recycled Paper



#469

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: Feb 10, 1994

Mr. McDaniel - Strategic Plan, Development Review (3)
Mr. Richards - ZADM, Development Control
Ms. Rocks - ZADM, Street Names & House Numbers
Capt. Baull
Mr. Goodman - Rec & Parks
Mr. Wirth - SWM (2, Pre-App Permit Only)
Mr. Wilson - W&S
Mr. Stewart - CDD
✓ Mr. Bowling - DCR (3) + Robee Family N/C 2/15
Mr. Weiss - Sanitation
Mr. Beaumont - Office of Law, Real Estate
Mr. Small - CEA
Mr. Butcher - CAP

FROM: Donna K. Dennis
ZADM

SUBJECT: Project Name: Tract A Prop Tract A
Project No.: 94-475-A
District: 7-33
Engineer: Apelmann, Larson & Assoc. Inc.
Phone No.: 833-3535

ACTION REQUESTED: ☒ Panhandle Minor CRG Plan Review
☒ Minor Subdivision Review
☐ Pre-Approved Building Permits

Please provide separate comments for Building Permits.
NOTE: Please detail any comments where permit cannot be approved, but subdivision approval is acceptable.

Please review the attached plan for compliance with current regulations and return comments to our office by March 3, 1994. If you have no comments or do not need to review this plan, please indicate by placing your initials here. NONRESPONSIVENESS BY THE FOREMENTIONED DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

RECEIVED
FEB 14 1994

SOW:scj
SUBDIV.DIS (TXTSOPH)
Revised 7/23/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 10, 1994

Mr. and Mrs. Samuel J. Reider
1814 Bond Road
Parkton, Maryland 21120

RE: Case No. 94-475-A, Item No. 469
Petitioner: Samuel J. Reider, et al.
Petition for Administrative Variance

Dear Mr. and Mrs. Reider:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 27, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Zoning Plans Advisory Committee Comments
Mr. and Mrs. Samuel J. Reider
Date: June 10, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm
Enclosures



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 469 (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID N. BAILEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/06/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owners:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 458, 461, 462, 463, 464, 466, 467, 468, 469 AND 470.

RECEIVED
JUN 6 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 13, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief DAY IN RWB
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 13, 1994
Item No. 469

The Developers Engineering Section has reviewed the subject zoning item. See our previous comments, dated February 14, 1994 for the TABCO Property.

RWB:sw

111 West Chesapeake Avenue
Towson, MD 21204

June 16, 1994

(410) 887-3353

Mr. and Mrs. Samuel J. Reider
1814 Bond Road
Parkton, Maryland 21120

RE: Case No. 94-475-A, Item No. 469
Petition for Administrative Variance

Dear Mr. and Mrs. Reider:

Enclosed are copies of comments received from the Developers Engineering Section of the Department of Public Works on June 14, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND

SUBJECT: MINOR SUBDIVISION REVIEW COMMENTS

DATE: 2/18/94

FROM: Robert W. Bowling, P.E.
Development Plan Review

PROJECT NAME: TABCO Property

PROJECT NO: 94019M

LOCATION: Bond Rd.

DISTRICT: 7C3

The following comments as checked are supplied in response to our review of the subject site.

CORRECTION COMMENTS:

- ✓ In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.
- The contours on the plan reveal rather excessive grading. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards. Benching requirements shall be in accordance with Section 41.02, Item 3 of the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- Offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.
- The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities service. This site that may require a "Crops of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permit.
- The Developer shall not allow any cable television cables to be installed in this subdivision without the required County permits being obtained. Baltimore County will not assume any rights-of-way, easements, or maintenance of any public improvements, where such cables have been installed without a permit until the cables are satisfactorily located.

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/8 Bond Road, 1300 ft. E of the c/1 Old York Road
1814 Bond Road
7th Election District
3rd Councilmanic District
Samuel J. Reider, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-475-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Samuel J. Reider and Jennifer H. Reider, his wife, for that property known as 1814 Bond Road in the northern section of Baltimore County. The Petitioners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 26 ft. front setback and a 68 ft. street center line setback in lieu of 35 ft. and 75 ft. (existing dwelling), respectively; and Section 400.3 of the B.C.Z.R. to permit a height of 28 ft., in lieu of 15 ft., for an accessory structure (existing barn), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of June, 1994 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 26 ft. front setback and a 68 ft. street center line setback, in lieu of 35 ft. and 75 ft. (existing dwelling), respectively; and Section 400.3 of the B.C.Z.R. to permit a height of 28 ft., in lieu of 15 ft., for an accessory structure (existing barn), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 6/24/94
By [Signature]

LES:mmm

[Signature]
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 22, 1994

Mr. and Mrs. Samuel J. Reider
1814 Bond Road
Parkton, Maryland 21120

RE: Petition for Administrative Variance
Case No. 94-475-A
Property: 1814 Bond Road

Dear Mr. and Mrs. Reider:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

encl.
cc: Mr. Joseph L. Larson
105 W. Chesapeake Avenue
Towson, Maryland 21204



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 1814 BOND ROAD

which is presently zoned RC 2

The Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3.B.3. to permit a 26' front setback and a 68' street center line setback in lieu of 35' and 75', (existing dwelling) respectively; and 400.3 to permit a height of 28' in lieu of 15' for an accessory structure (existing barn) of the Zoning Regulations of Baltimore County, for the following reasons: indicate hardship or practical difficulty

The subject of both variance requests are pre-existing conditions which constitutes undue hardships in and of themselves should they not be allowed to remain.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Leasee
DNA
(Type or Print Name)
Signature
DNA
Address
DNA
City
DNA
State
Zip Code
Attorney for Petitioner
DNA
(Type or Print Name)
Signature
DNA
Address
DNA
City
DNA
State
Zip Code
Name, Address and phone number of legal owner, contact purchaser or representative to be contacted
JOSEPH L. LARSON, REPRESENTATIVE
105 W. CHESAPEAKE AVENUE
TOWSON MD 21204
823-3535
Phone No.

REVIEWED BY: [Signature] DATE: 6/24/94
ESTIMATED POSTING DATE: 6/24/94

ITEM #: 469

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury in the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at
1814 BOND ROAD
PARKTON MD 21120
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The subject of both variance requests are pre-existing conditions which constitutes undue hardships in and of themselves should they not be allowed to remain.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

[Signature]
Samuel J. Reider
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 24 day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Samuel J. Reider and Jennifer H. Reider

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 24, 1994

[Signature]
Margaret Allison Driscoll
Notary Public

My Commission Expires:

MARGARET ALLISON DRISCOLL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1995



SPELLMAN, LARSON
& ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 823-5215

DESCRIPTION OF #1814 BOND ROAD, LOT 2, TRACT A, T.A.B.C.O.
PROPERTY, BOND ROAD, 7TH DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the southeast side of Bond Road, said point being in the last line of the first parcel of land which by deed dated June 3, 1963 and recorded among the Land Records of Baltimore County in Liber RRG No. 4150 Folio 482 was conveyed by Louis W. Hoffeld and wife to The Teachers' Association of Baltimore County, Maryland, Inc. said point being at the distance of 244.00 feet measured Northeasterly along said last line from a stone at the beginning of said last line and running thence and binding on the southeast side of Bond Road and on a part of said last line north 74 Degrees 14 Minutes 45 Seconds east 275.00 feet thence leaving the southeast side of Bond Road and running for lines of division across said first parcel of land north 15 Degrees 45 Minutes 15 Seconds west 350.00 feet, south 74 Degrees 14 Minutes 45 Seconds west 275 feet and south 15 Degrees 45 Minutes 15 Seconds east 350.00 feet to the place of beginning.

Containing 2.21 acres of land more or less.

#469

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



SPELLMAN, LARSON
& ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 823-5215

DESCRIPTION OF #1814 BOND ROAD, LOT 2, TRACT A, T.A.B.C.O.
PROPERTY, BOND ROAD, 7TH DISTRICT, BALTIMORE COUNTY, MD.

PAGE 2

Subject to a future widening of Bond Road along the first line of the above described parcel of land.

Being Lot 2, Tract A as shown on a Subdivision plat of T.A.B.C.O. Property, Bond Road, 7th district, Baltimore County, Maryland.

May 17, 1994



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 94-1175-A Towson, Maryland

District: 7th Date of Posting: 6/24/94
Posted for: 21 days
Petitioner: Samuel J. Reider and Jennifer H. Reider
Location of property: 1814 Bond Rd., NW/8
Location of Signs: Along road way, on property, being road
Remarks: [Signature]
Posted by: [Signature] Date of return: 7/14/94
Number of Signs: 7



Baltimore County
Zoning Administration &
Development Management
311 W. Chesapeake Avenue
Towson, Maryland 21204

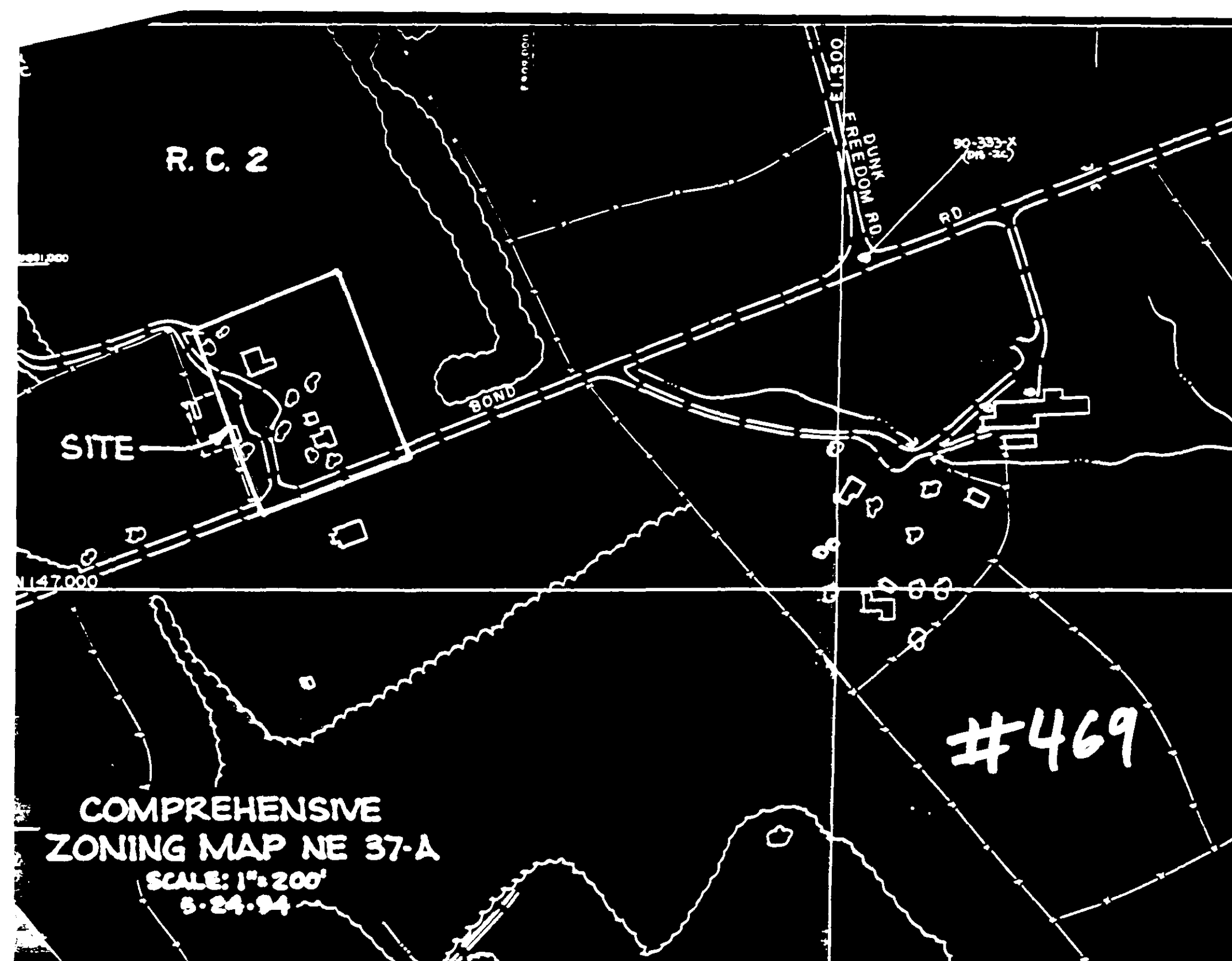
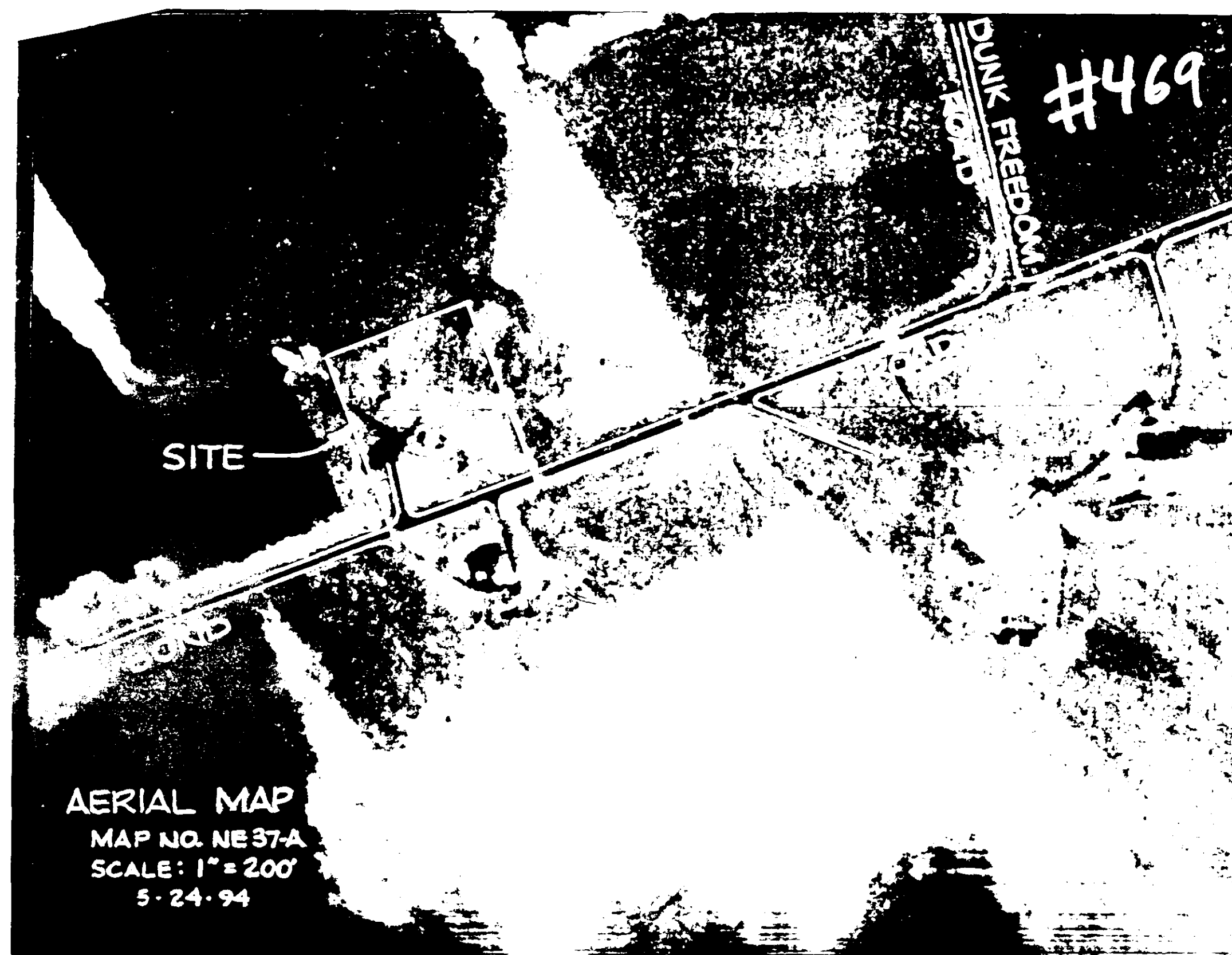
Account: R-001-6190

Number

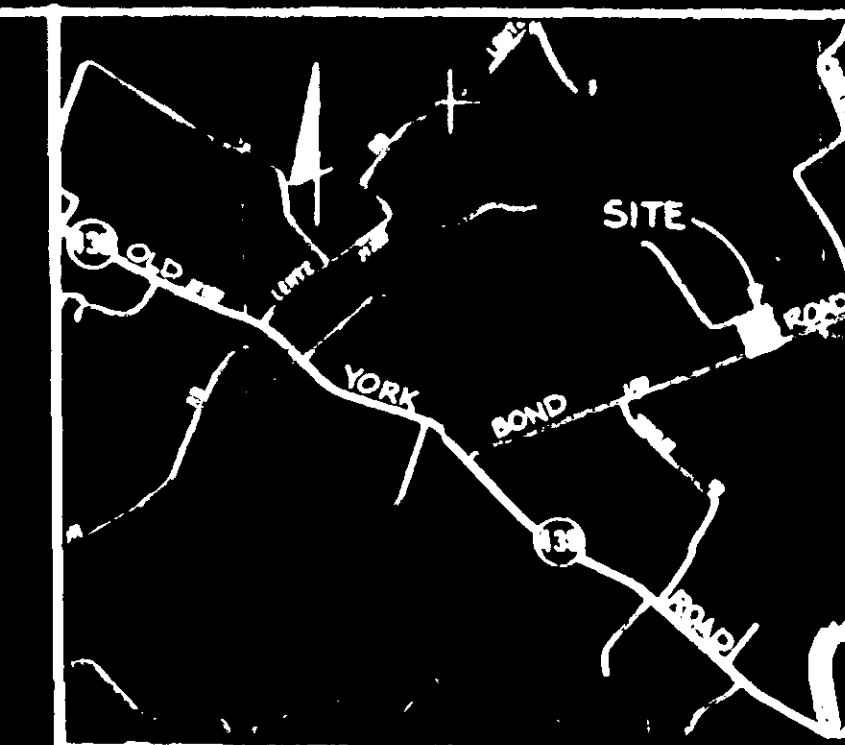
Taken in by: MDK
Item Number: 469

5/24/94
Reider Samuel - 1814 Bond Rd
#10 - Variance - \$100.00
#20 - 1 sign posting - \$35.00
Total - \$135.00

02402802474000000000
PL 00011220005-277-04



ZONING VARIANCE NOTE:
THE VARIANCE BEING PETITIONED BY WAY OF THIS PLAT RELATES TO THE CURRENT ZONING REGULATIONS IN SECTION 1A01.3 B.B. TO PERMIT A 26' FRONT SETBACK AND A 48' STREET CENTERLINE SETBACK IN LIEU OF 35' AND 75', RESPECTIVELY FOR EXISTING DWELLING; AND 400.3 TO PERMIT A HEIGHT OF 28' IN LIEU OF 15' FOR AN ACCESSORY STRUCTURE, EXISTING BARN.

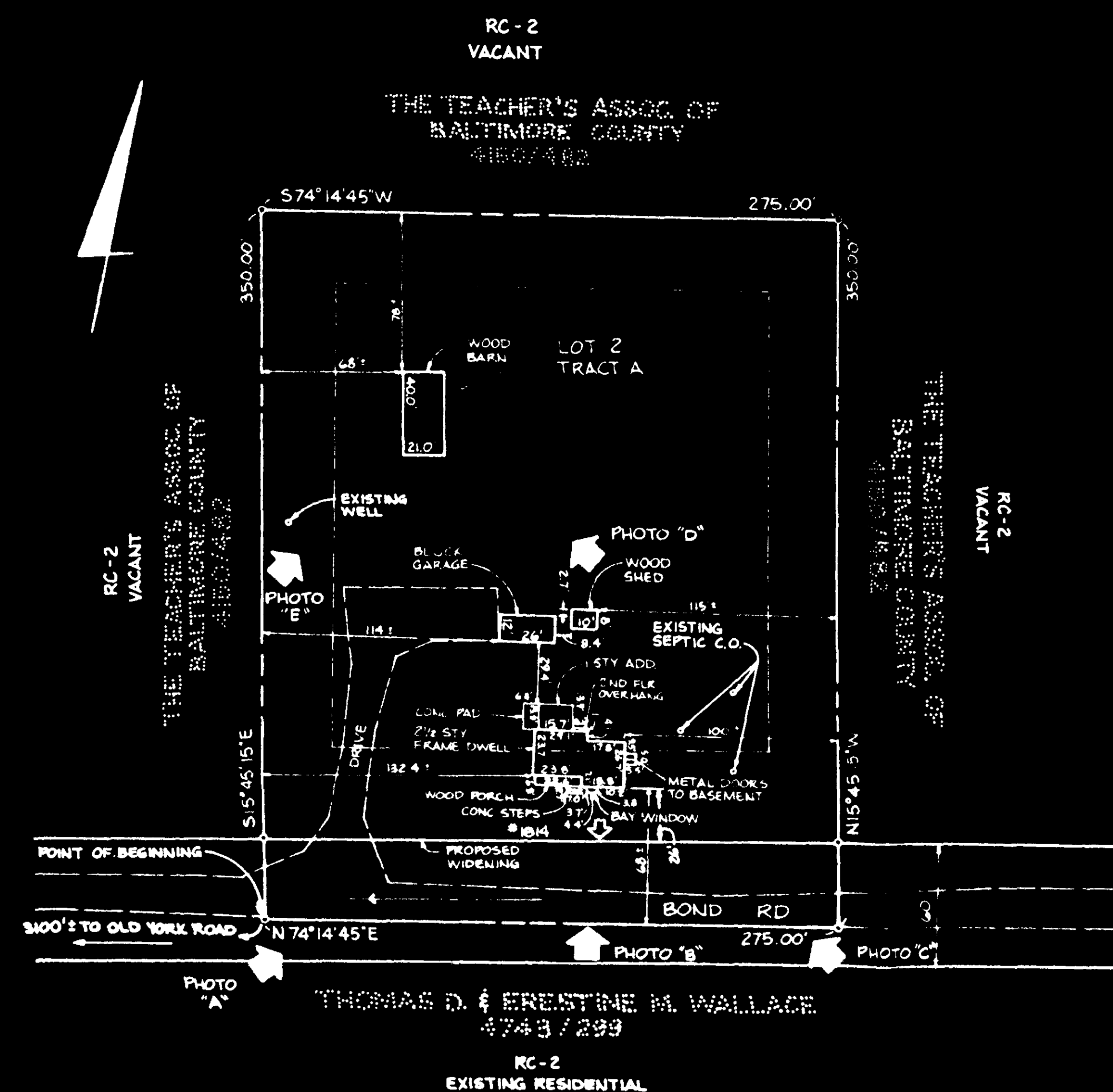


VICINITY MAP
SCALE: 1" = 2000'

SITE DATA

LOT AREA: 2,209 AC. ± / 96,250 SF. ±
EXISTING ZONING: RC-2
COUNCILMANIC DISTRICT: 3
UTILITIES: WATER - PRIVATE WELL
SEWER - PRIVATE SEPTIC SYSTEM
EXISTING USE: RESIDENTIAL
TAX ACCOUNT NUMBER: * SEE NOTE BELOW
TAX MAP: 8-GRID 1: PARCEL
DEED REFERENCE: * SEE NOTE BELOW
PROPERTY DOES NOT LIE IN THE CHESAPEAKE BAY CRITICAL AREA.

* OWNERSHIP NOTE:
1814 BOND ROAD WAS RECENTLY SUBDIVIDED THROUGH A MINOR SUBDIVISION IN ORDER TO CONVEY THE PROPERTY TO THE NEW OWNER. THE NEW RECORDING AND TAX ACCOUNT INFORMATION IS NOT YET AVAILABLE, BUT WILL BE SUPPLIED WHEN IT IS AVAILABLE.



94-475-A

#469

REVISIONS
1 5-24-94 REVISED PER PRE-FILING CONFERENCE COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 109, JEFFERSON BLVD., TOWSON, MD. 21204
PHONE 823-3535

OWNER
SAMUEL J. & JENNIFER H. REIDER
1814 BOND RD.
PARKTON, MD. 21120

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE
1814 BOND ROAD

7TH ELECTION DISTRICT BALTO. CO., MD.

SCALE: 1" = 50' DES. BY: N/A
DATE: 5-20-94 DRN. BY: J.M.C. SHT. 1 OF 1

93052

GENERAL COMMENTS: (Con't)

HIGHWAY COMMENTS:

- Bond Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way. RIGHT-OF-WAY IS ACCEPTABLE
- The Developer is responsible for the preparation of the right-of-way for, and the dedication of any widening and slope easements along the existing road frontage of the subdivision, at no cost to the County.
- The Developer is responsible for the grading of the widening to the proposed cross-section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The entrance locations are subject to approval by the Bureau of Traffic Engineering.
- Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 10 feet in width per lot where two or more lots are involved. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.
- Covenants must be recorded prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.
- Panhandle entrances shall conform to Baltimore County's design for a "typical Panhandle Driveway Entrance from Road without Curb".
- Intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Page 2

Minor Subdivision Review Comments

HIGHWAY COMMENTS: (Con't)

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

- The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the dedicating in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.
- ✓ The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.
- Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.
- ✓ Floodplain studies will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.
- In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.
- The Developer must furnish the Bureau of Public Services with a floodplain study containing the following information:
 - a. A map of scale 1" = 200', for the entire drainage area which contributes to the open stream, including a tabulation of flow

Page 3

Minor Subdivision Review Comments

STORM DRAINS AND SEDIMENT CONTROL COMMENTS: (Con't)

- quantities. Hydrology computations shall be in accordance with the June, 1986 version of TR55.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1" = 5' horizontal to 1" = 5' vertical scale.
- c. A profile of the stream.
- d. A plan with the location of the field run cross-sections indicated.
- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U.S. Corps of Engineers Computer Program HEC-2."
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location), with estimated construction costs included, to verify his selection.
- g. The stream is to be cleared of all fallen trees, stumps and debris.
- ✓ In accordance with Bill No. 56-82, filling within a flood plain is prohibited.
- The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations.
- The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
- ✓ The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.
- ✓ In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

Page 4

Minor Subdivision Review Comments

STORM DRAINS AND SEDIMENT CONTROL COMMENTS: (Con't)

WATER AND SANITARY SEWER COMMENTS:

- ✓ Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with the Department of Environmental Protection and Resource Management requirements. A water appropriation permit must be approved prior to signature on the record plat.
- ✓ Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Environmental Protection and Resource Management requirements.

House on Tract B lot 1 must be moved out of the swale.

Robert W. Bowling
Robert W. Bowling, P.E.
Senior Engineer
Development Plan Review

cc: File

MINORS/PB_MINOR

Page 5

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: Feb 10, 1994

Mr. McDaniel - Strategic Plan, Development Review (3)
Mr. Richards - ZADM, Development Control
Ms. Rocks - ZADM, Street Names & House Numbers
Capt. Baull
Mr. Goodman - Rec & Parks
Mr. Wirth - SWM (2, Pre-App Permit Only)
Mr. Wilson - W&S
Mr. Stewart - CDD
✓ Mr. Bowling - DCR (3) + Robee Family N/C 2/15
Mr. Weiss - Sanitation
Mr. Beaumont - Office of Law, Real Estate
Mr. Small - CEA
Mr. Butcher - CAP

Donna K. Dennis
ZADM

PROJECT: Project Name: Tract A Prop Tract A
Project No.: 94-475-A
District: 7-33
Engineer: Apelmann, Larson & Assoc. Inc.
Phone No.: 833-3535

ACTION REQUESTED: ☒ Panhandle Minor CRG Plan Review
☒ Minor Subdivision Review
☐ Pre-Approved Building Permits

Please provide separate comments for Building Permits.
NOTE: Please detail any comments where permit cannot be approved, but subdivision approval is acceptable.

Please review the attached plan for compliance with current regulations and return comments to our office by March 3, 1994. If you have no comments or do not need to review this plan, please indicate by placing your initials None NONRESPONSIVENESS BY THE UNMENTIONED DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

RECEIVED
FEB 14 1994

SOW:scj
SUBDIV.DIS (TXTSOPH)
Revised 7/23/93

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 3, 1994

TO: Samuel and Jennifer Reider
1814 Bond Road
Pakton, Maryland 21120

Re: CASE NUMBER: 94-475-A (Item 469)
1814 Bond Road
NW/SE Bond Road, 1300' E of c/l Old York Road
7th Election District - 3rd Councilmanic

NOTICE OF CASE NUMBER ASSIGNMENT

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact me with this office regarding the status of this case should reference the case number and be directed to 897-3351. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 5, 1994. The closing date (June 20, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (either due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

cc: Joseph L. Larson

Printed with Software Ink
on Recycled Paper



#469

PHOTO EXHIBIT 94-475A



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 10, 1994

Mr. and Mrs. Samuel J. Reider
1814 Bond Road
Parkton, Maryland 21120

RE: Case No. 94-475-A, Item No. 469
Petitioner: Samuel J. Reider, et al.
Petition for Administrative Variance

Dear Mr. and Mrs. Reider:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 27, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Zoning Plans Advisory Committee Comments
Mr. and Mrs. Samuel J. Reider
Date: June 10, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm
Enclosures



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 469 (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID N. BAILEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/06/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owners:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 458, 461, 462, 463, 464, 466, 467, 468, 469 AND 470.

RECEIVED
JUN 6 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 13, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief DAY RWB
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 13, 1994
Item No. 469

The Developers Engineering Section has reviewed the subject zoning item. See our previous comments, dated February 14, 1994 for the TABCO Property.

RWB:sw

111 West Chesapeake Avenue
Towson, MD 21204

June 16, 1994

(410) 887-3353

Mr. and Mrs. Samuel J. Reider
1814 Bond Road
Parkton, Maryland 21120

RE: Case No. 94-475-A, Item No. 469
Petition for Administrative Variance

Dear Mr. and Mrs. Reider:

Enclosed are copies of comments received from the Developers Engineering Section of the Department of Public Works on June 14, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND

SUBJECT: MINOR SUBDIVISION REVIEW COMMENTS

DATE: 2/18/94

FROM: Robert W. Bowling, P.E.
Development Plan Review

PROJECT NAME: TABCO Property

PROJECT NO: 94019M

LOCATION: Bond Rd.

DISTRICT: 7C3

The following comments as checked are supplied in response to our review of the subject site.

CORRECTION COMMENTS:

- ✓ In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.
- The contours on the plan reveal rather excessive grading. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards. Benching requirements shall be in accordance with Section 41.02, Item 3 of the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- Offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.
- The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities service. This site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permit.
- The Developer shall not allow any cable television cables to be installed in this subdivision without the required County permits being obtained. Baltimore County will not assume any rights-of-way, easements, or maintenance of any public improvements, where such cables have been installed without a permit until the cables are satisfactorily located.

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/8 Bond Road, 1300 ft. E of the c/1 Old York Road
1814 Bond Road
7th Election District
3rd Councilmanic District
Samuel J. Reider, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Samuel J. Reider and Jennifer H. Reider, his wife, for that property known as 1814 Bond Road in the northern section of Baltimore County. The Petitioners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 26 ft. front setback and a 68 ft. street center line setback in lieu of 35 ft. and 75 ft. (existing dwelling), respectively; and Section 400.3 of the B.C.Z.R. to permit a height of 28 ft., in lieu of 15 ft., for an accessory structure (existing barn), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of June, 1994 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 26 ft. front setback and a 68 ft. street center line setback, in lieu of 35 ft. and 75 ft. (existing dwelling), respectively; and Section 400.3 of the B.C.Z.R. to permit a height of 28 ft., in lieu of 15 ft., for an accessory structure (existing barn), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 6/24/94
By [Signature]

LES:mmm

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 22, 1994

Mr. and Mrs. Samuel J. Reider
1814 Bond Road
Parkton, Maryland 21120

RE: Petition for Administrative Variance
Case No. 94-475-A
Property: 1814 Bond Road

Dear Mr. and Mrs. Reider:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

encl.
cc: Mr. Joseph L. Larson
105 W. Chesapeake Avenue
Towson, Maryland 21204



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 1814 BOND ROAD

which is presently zoned RC 2

The Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3.B.3. to permit a 26' front setback and a 68' street center line setback in lieu of 35' and 75', (existing dwelling) respectively; and 400.3 to permit a height of 28' in lieu of 15' for an accessory structure (existing barn) of the Zoning Regulations of Baltimore County, for the following reasons: indicate hardship or practical difficulty

The subject of both variance requests are pre-existing conditions which constitutes undue hardships in and of themselves should they not be allowed to remain.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Leasee
DNA
(Type or Print Name)
Signature
DNA
Address
DNA
City
DNA
State
Zipcode
Attorney for Petitioner
DNA
(Type or Print Name)
Signature
DNA
Address
DNA
City
DNA
State
Zipcode
Name, Address and phone number of legal owner, contact purchaser or representative to be contacted
JOSEPH L. LARSON, REPRESENTATIVE
105 W. CHESAPEAKE AVENUE
TOWSON MD 21204
823-3535

REVIEWED BY: [Signature] DATE: 6/24/94
ESTIMATED POSTING DATE: 6/24/94

ITEM #: 469

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury in the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at
1814 BOND ROAD
PARKTON MD 21120
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The subject of both variance requests are pre-existing conditions which constitutes undue hardships in and of themselves should they not be allowed to remain.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

[Signature] [Signature]
Samuel J. Reider Jennifer H. Reider
(Type or Print Name) (Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 24 day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Samuel J. Reider and Jennifer H. Reider
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 24, 1994

[Signature]
Margaret Allison Driscoll
NOTARY PUBLIC

My Commission Expires:

MARGARET ALLISON DRISCOLL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1995



SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 823-5215

DESCRIPTION OF #1814 BOND ROAD, LOT 2, TRACT A, T.A.B.C.O.
PROPERTY, BOND ROAD, 7TH DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the southeast side of Bond Road, said point being in the last line of the first parcel of land which by deed dated June 3, 1963 and recorded among the Land Records of Baltimore County in Liber RRG No. 4150 Folio 482 was conveyed by Louis W. Hoffeld and wife to The Teachers' Association of Baltimore County, Maryland, Inc. said point being at the distance of 244.00 feet measured Northeasterly along said last line from a stone at the beginning of said last line and running thence and binding on the southeast side of Bond Road and on a part of said last line north 74 Degrees 14 Minutes 45 Seconds east 275.00 feet thence leaving the southeast side of Bond Road and running for lines of division across said first parcel of land north 15 Degrees 45 Minutes 15 Seconds west 350.00 feet, south 74 Degrees 14 Minutes 45 Seconds west 275 feet and south 15 Degrees 45 Minutes 15 Seconds east 350.00 feet to the place of beginning.

Containing 2.21 acres of land more or less.

#469

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
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PROPERTY, BOND ROAD, 7TH DISTRICT, BALTIMORE COUNTY, MD.

PAGE 2

Subject to a future widening of Bond Road along the first line of the above described parcel of land.

Being Lot 2, Tract A as shown on a Subdivision plat of T.A.B.C.O. Property, Bond Road, 7th district, Baltimore County, Maryland.

May 17, 1994



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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-475-A
Towson, Maryland

District: 7th Date of Posting: 6/24/94
Posted for: [Signature]
Petitioner: Samuel J. Reider and Jennifer H. Reider
Location of property: 1814 Bond Rd., NW/8
Location of Signs: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 6/24/94
Number of Signs: 7



Baltimore County
Zoning Administration & Development Management
311 W. Chesapeake Avenue
Towson, Maryland 21204

Account: 8-001-6190

Number

Taken in by: [Signature]
Item Number: 469

Reider Samuel - 1814 Bond Rd
#10 - Variance - \$100.00
#20 - 1 sign posting - \$35.00
Total - \$135.00

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PL 000 1220005-277-04